| 150.0 | 0002 | 0013.A | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 1,409,200 | / | 1,409,200 |
| USE VALUE: | 1,409,200 | / | 1,409,200 |
| ASSESSED: | 1,409,200 | / | 1,409,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 85 | | ROBBINS RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | ROBERTS ELIZABETH A/ TRUSTEE |
| Owner 2: | E.A.R. REVOCABLE TRUST |
| Owner 3: | |
| Street 1: | 85 ROBBINS RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | ROBERTS ELIZABETH A - |
| Owner 2: | DOHERTY ELIZABETH A - |
| Street 1: | 85 ROBBINS RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1889, having primarily Clapboard Exterior and 2527 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4725.000 | 959,800 | | 449,400 | 1,409,200 |
| Total Card | 0.108 | 959,800 | | 449,400 | 1,409,200 |
| Total Parcel | 0.108 | 959,800 | | 449,400 | 1,409,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 557.61 /Parcel: 557.61

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 98842

**GIS Ref**

**GIS Ref**

**Insp Date** 02/24/18

!11720!

## PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0013.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 959,800 | 0 | 4,725. | 449,400 | 1,409,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 929,700 | 0 | 4,725. | 449,400 | 1,379,100 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 928,400 | 0 | 4,725. | 449,400 | 1,377,800 | 1,377,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 782,700 | 0 | 4,725. | 421,300 | 1,204,000 | 1,204,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 304,000 | 0 | 4,725. | 348,300 | 652,300 | 652,300 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 147,700 | 0 | 4,725. | 320,200 | 467,900 | 467,900 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 147,700 | 0 | 4,725. | 292,100 | 439,800 | 439,800 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 138,300 | 0 | 4,725. | 286,500 | 424,800 | 424,800 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 12:59:26 |

**LAST REV**

| Date | Time |
|---|---|
| 11/17/21 | 09:02:39 |
| danam | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11720

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| ROBERTS ELIZABE | 76799-530 | 1 | 1/27/2021 | Estate/Div | 10 | No | No | | |
| LANDUCCI STUART | 70100-22 | | 10/19/2017 | | 1,300,000 | No | No | | |
| MARTONE LOUIS S | 65200-394 | | 4/10/2015 | Change>Sale | 480,000 | No | No | | |
| MARTONE LOUIS S | 61061-66 | | 1/28/2013 | Convenience | 99 | No | No | | |
| | 11984-544 | | 4/22/1971 | | 25,000 | No | No | | N |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 9/13/2021 | 1418 | Wood Dec | 15,750 | C | | | | |
| 7/29/2019 | 1136 | Solar Pa | 51,944 | C | | | | |
| 3/13/2017 | 261 | Heat App | 14,000 | C | | | | |
| 8/25/2016 | 2092 | Addition | 379,000 | O | | | | Gut +add second le |
| 8/18/2015 | 1146 | Renovate | 379,000 | | 8/18/2015 | | | Complete int/ext r |
| 8/11/2015 | 2018 | Inter Fi | 14,000 | | 8/11/2015 | | | Interior demo of w |
| 10/2/2012 | 1261 | Manual | 1,500 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 3/29/2018 | SQ Returned | EMK | Ellen K |
| 2/24/2018 | MEAS&NOTICE | HS | Hanne S |
| 9/13/2017 | Measured | DGM | D Mann |
| 9/13/2017 | Permit Visit | DGM | D Mann |
| 2/21/2017 | Permit Visit | DGM | D Mann |
| 8/31/2016 | Permit Visit | DGM | D Mann |
| 4/18/2013 | Info Fm Prmt | EMK | Ellen K |
| 11/5/2008 | Meas/Inspect | 355 | PATRIOT |
| 12/6/1999 | Inspected | 243 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 98842 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4725 | | Sq. Ft. | Site | | 0 | 80. | 1.19 | 9 | | | | | | | | | 449,400 | | | | | | 449,400 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10847 | Total SF/SM: | 4725 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | |
| Total: | 449,400 | Spl Credit | | Total: | 449,400 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2A - 2 Sty +Attic | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B+ - Good (+) | | |
| Year Blt: | 1889 | Eff Yr Blt: | 2015 |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G19 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | S - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 15 - H.V.A.C | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 3 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 0.4 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 0.4 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.09214246 |
| Const Adj.: | 1.34986496 |
| Adj $ / SQ: | 191.652 |
| Other Features: | 118387 |
| Grade Factor: | 1.46 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 963661 |
| Depreciation: | 3855 |
| Depreciated Total: | 959807 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 5 | Baths: | 3 | HB | |
|---|---|---|---|---|---|---|---|---|

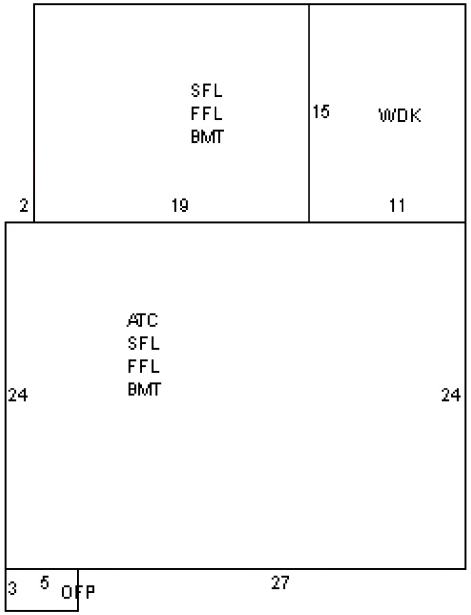
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 5 | M |
| Totals | | | |
| 1 | 8 | 5 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 279.81 |
| Special Features: | 0 | Val/Su Net: | 266.02 |
| Final Total: | 959800 | Val/Su SzAd | 404.16 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,053 | 78.770 | 82,944 |
| FFL | First Floor | 1,053 | 191.650 | 201,809 |
| SFL | Second Floor | 1,053 | 191.650 | 201,809 |
| ATC | Attic | 269 | 191.650 | 51,516 |
| WDK | Deck | 165 | 16.280 | 2,686 |
| OFP | Open Porch | 15 | 59.390 | 891 |

| | | | | | |
|---|---|---|---|---|---|
| | Net Sketched Area: | 3,608 | | Total: | 541,655 |
| Size Ad | 2374.7999 | Gross Area | 4107 | FinArea | 2527 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 40 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

150.0-0002-0013.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | | |

| More: | N | Total Yard Items: | | Total Special Featues: | | Total: | |
|---|---|---|---|---|---|---|---|